

# Cottage Project Evaluation

The Demonstration Program was revised in 1999 to allow cottage housing with carriage units (Ordinance # 119368). Through this and subsequent enabling ordinances, three cottage projects, two with carriage units, were selected.

As of April, 2003, there is one constructed cottage project to evaluate:

- 6 Cottages with 3 Carriage units at 6318 5th Ave NE

Two are in the permitting process:

- Six cottages with two carriage units at 4858 Beach Drive SW
- Four cottages at 1521-1523 E Jefferson St

## Cottage Project Questions

As with detached ADUs, the Ordinance initiating the Demonstration Program posed project-specific questions to be answered after the proposal's completion. The questions were addressed through a combination of neighbor surveys form comments, owner/applicant interviews, urban design analysis, project review staff interviews, and review of permit files.

Project-specific questions from the ordinance include:

- What was the cost of construction?
- How did the additional density affect the per unit cost of construction?
- Does the additional density result in more affordable units?
- What do the neighbors think of this type of housing?
- Is the number of units an issue with neighbors?
- What is the reaction of the residents of the housing in terms of livability of the unit and how it could be improved?

- Did this project provide a design concept that would likely be applicable and acceptable in other neighborhoods?
- What were the positive results of this project? What were the negative results?
- Were there any unintended consequences that need to be resolved?

Further questions related to the housing type overall were also posed; these questions are answered in the Cottage Housing Conclusions section:

- Do the development standards that are already in the code work for this type of development? Should some standards be modified and if so, how?
- What development standards, including height, are appropriate for accessory structures?
- Should some standards be modified and if so, how?
- If Design Review is to be used for this type of development, are additional design guidelines needed to address more directly the issues relevant to this type of single family development?